

# **Crime Free Multi-Housing Program**

The Crime Free Multi-Housing program is a successful program because it approaches crime on many fronts. The police cannot solve crime problems alone. Neither can the management or residents of rental properties. But by working together, the end result has been the most successful approach to crimes in rental communities.

There are (3) ways criminal activity comes into a rental community. First could be that the criminal already resides at the rental property. Second, the renter may invite friends that will commit crimes. And finally, they see the property as an opportunity to commit crimes. The Crime Free Multi-Housing program addresses all of the possibilities. By not renting to people with criminal intent, they not only reduce the likelihood of crime in the community, they also reduce the number of visitors who come to the property with criminal intent, i.e. to purchase narcotics.

For the opportunistic criminal, the use of C.E.P.T.E.D. (crime prevention through environmental design) has been used to combat crimes that might occur in the parking lots or common areas. This includes assaults, robberies, drive-by shootings, and auto thefts.

If the police, property managers, and residents will make a dedicated effort to crime prevention and the CRIME FREE MULTI-HOUSING PROGRAM, the outlook for success is extremely high. This program has consistently delivered a reduction in call volume when applied. It is multifaceted in terms of implementation:

## Phase One: Training

Property owners and managers are required to attend the entire 8-hr training program. After completion of the 8-hr training program, each participant will receive a certificate which has been signed by the program coordinator or other program administrator.

This certificate is to be immediately framed and displayed in the leasing office or in a prominent place where applicants are sure to see it. Prospective residents should be told as soon as possible that the property manager is working with police to keep the community healthy.

Participating managers should also begin immediate implementation of the Crime Free Lease Addendum, which is the backbone of the Crime Free Multi-Housing Program. This addendum to the lease cites specific actions that will be taken by management if a resident, or somebody under the resident's control, is involved in illegal activity on or near the rental property.

**The management is to conduct a background check that includes credit and criminal information; the applicant should be informed before they turn in the application or pay any fees or deposits.** Every prospective resident must be treated exactly the same as the others.

## **Phase Two: C.E.P.T.E.D. Inspection**

In the second phase of the program, the Crime Prevention Coordinator will inspect the rental property to assess physical security and general appearance of the property. If the property meets the City of San Antonio Police Departments requirements, they will be given a second certificate signed by the program coordinator or program administrator.

This certificate will certify the property has met the minimum security requirements of the Crime Free Multi-Housing Program. The minimum-security requirement can be obtained from your program coordinator.

The following are some of the items that will need to be met to pass the C.E.P.T.E.D. inspection:

1. The exterior and interior of all units must be in compliance with applicable Texas Property Code and any codes from the City of San Antonio ordinances.
2. Building addresses are clearly visible from the street/ parking area with a minimum of 4 inches in height and are easily viewed in both the day and night time. Apartment numbers posted conspicuously, contrasting with background, and at least 3 inches in height.
3. Adequate and uniform security lighting in both parking and walking areas.
4. Proper trimming of bushes and trees
5. 180-190 degree eye viewers in all front doors.
6. Single cylinder deadbolt locks with one (1) inch throws on all exterior doors.
7. Strike plates with two (2) three (3) inch screws.
8. Anti-lift/ slide devices on sliding windows and doors.
9. Windows on ground level have secondary locking devices.

## Phase Three: Safety Social

In the third and final phase of the program, San Antonio Police Department and the apartment complex will conduct a joint Safety Social for the residents at the rental property. This will include information about general safety principals and crime prevention. This will also give law enforcement the opportunity to explain the Crime Free Multi-Housing Program to the residents of the rental community.

**Management will be responsible for providing food, non-alcoholic drinks and entertainment**

for the event. It is also recommended that property managers raffle door prizes as an added incentive to draw residents to the meeting. It will be mandatory to conduct at least (1) one meeting per year to maintain membership in the Crime Free Multi-Housing Program.

A third certificate will be issued at the Safety Social to demonstrate to the residents that management is committed, and has completed all three (3) phases of the program.

In return for the property's commitment to the Crime Free Multi-Housing Program, the San Antonio Police Department will notify managers of every call for police service at the property. The Crime Prevention Coordinator will act as a liaison between the property managers and the San Antonio Police Department, opening up communication to ensure both parties are informed of what is happening in and around the property. Benefits include but are not limited to:

1. Improved safety for owners, managers, renters, and neighbors.
2. Increased demand for rental units
3. Decreased civil liability